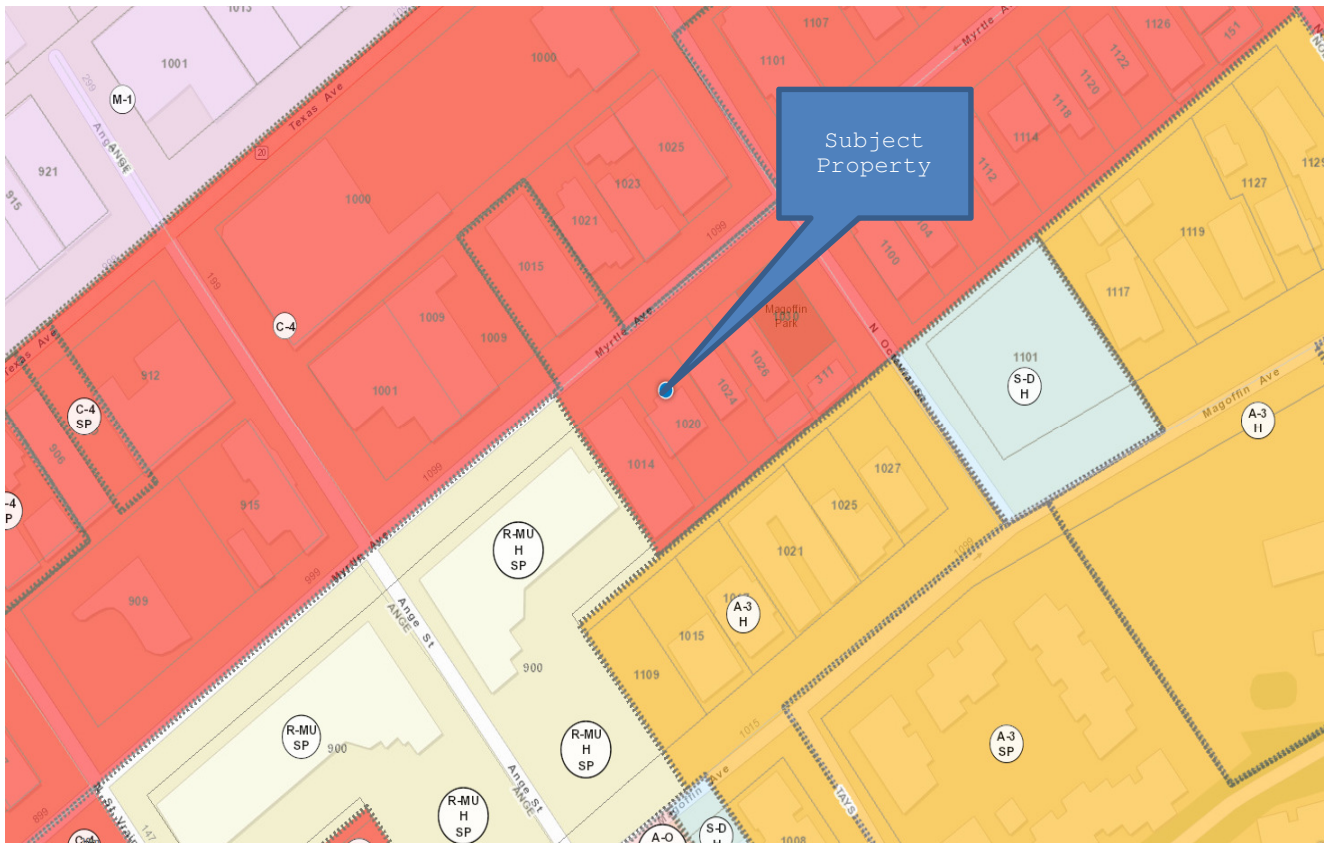




## PHAP15-00036

**Date:** September 28, 2015  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Mike Luciano  
**Representative:** Jesus Jaime  
**Legal Description:** Being 1 Franklin Heights 10 & 11, City of El Paso, El Paso County, Texas  
**Historic District:** Magoffin  
**Location:** 1018-1029 Myrtle Avenue  
**Representative District:** #8  
**Existing Zoning:** C-4/H (Commercial/Historic)  
**Year Built:** 1928  
**Historic Status:** Contributing  
**Request:** Certificate of Appropriateness for the demolition of a rear addition, painting of the brick rear façade, installation of new windows and doors, resurfacing of front yard, landscaping, construction of a new sidewalk, installation of a ramp, the modification of window openings, addition of parking spaces in the rear, and the installation of fencing, balconies, steps, and railings  
**Application Filed:** 9/1/2015  
**45 Day Expiration:** 10/15/2015

## ITEM #2



## **GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the demolition of a rear addition, painting of the brick rear façade, installation of new windows and doors, resurfacing of front yard, landscaping, construction of a new sidewalk, installation of a ramp, the modification of window openings, addition of parking spaces in the rear, and the installation of fencing, balconies, steps, and railings

## **STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

*The Magoffin Historic District Design Guidelines recommend the following:*

- *Setbacks help to create a unified rhythm along a street. Maintain the predominant existing building line.*
- *Construction of new fences and replacement of older existing fences should be of compatible materials, in order to complement the building. Brick, stone, and wrought-iron are generally acceptable materials but each case should be decided individually.*
- *Landscaping is an inherent part of a building's siting and design. Good landscaping reinforces and highlights the architectural qualities of a structure. When new landscaping is planned, it should be designed to complement the structure and the streetscape.*
- *Grass and sod may be removed from front yards, side yards on a corner and parkways provided not more than 50% of the area is covered with gravel or other masonry.*
- *Almost all of the sidewalks in El Paso are made of concrete; however, other alternatives exist.*
- *Most residential structures have parking at the rear of the property in the form of a garage or carport.*
- *Windows should be repaired rather than replaced. In most cases this will simply entail removing old paint, installing new weather stripping, and then repainting. If windows are damaged beyond repair, replacement windows should match the type, style, material and finish of the original. Do not plug, cover, and/or widen windows if they are on the exterior walls of the original structure.*
- *If existing doors are beyond repair, new ones should be installed. New doors should match original materials and should also be similar in design.*
- *The natural color of originally exposed materials should be maintained. It is not appropriate to paint, stucco or spray texture on brick. It is recommended to clean brick never to paint over it.*
- *Property owners should practice general upkeep in order to maintain structures and/or properties. Buildings should be preserved against decay, deterioration and structural defects.*

*The Administrative Review Design Guidelines recommend the following:*

- *The height of the proposed fence should complement the structure and should not obstruct the street's view of the building.*
- *It is recommended that ramps be designed and placed where they will do the least amount of change to the historic fabric, especially the street elevation.*

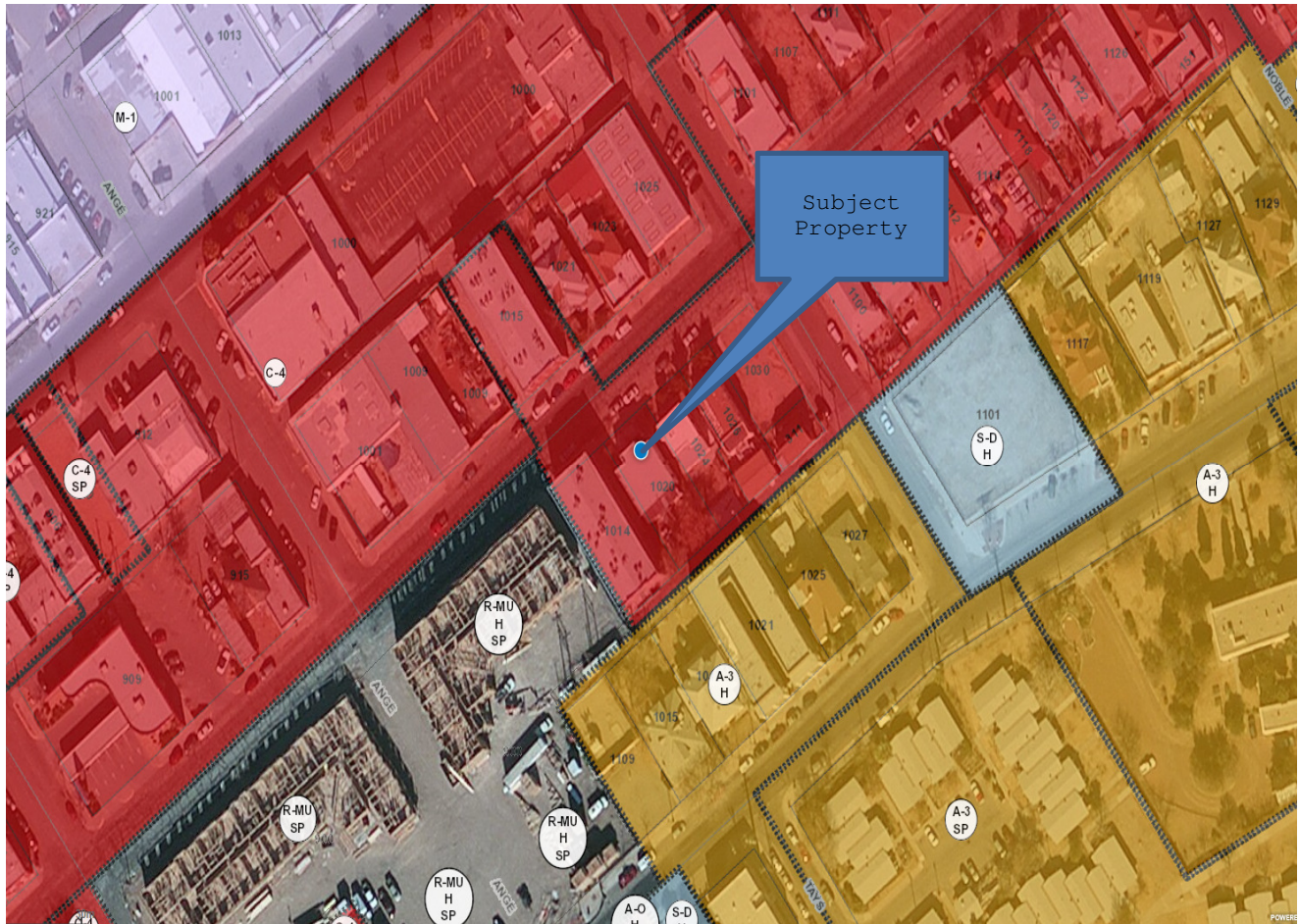
- *Driveways and walks may be widened or added as part of a landscaping plan.*
- *Parkways may be covered with gravel, tile, brick pavers, or stamped or imprinted concrete, as well as plant material. Not more than 50% shall be impervious surfaces; the rest shall be plant material.*

*The Secretary of the Interior's Standards for Rehabilitation recommend the following:*

- *The historic character of a property will be retained and preserved.*
- *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- *Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.*

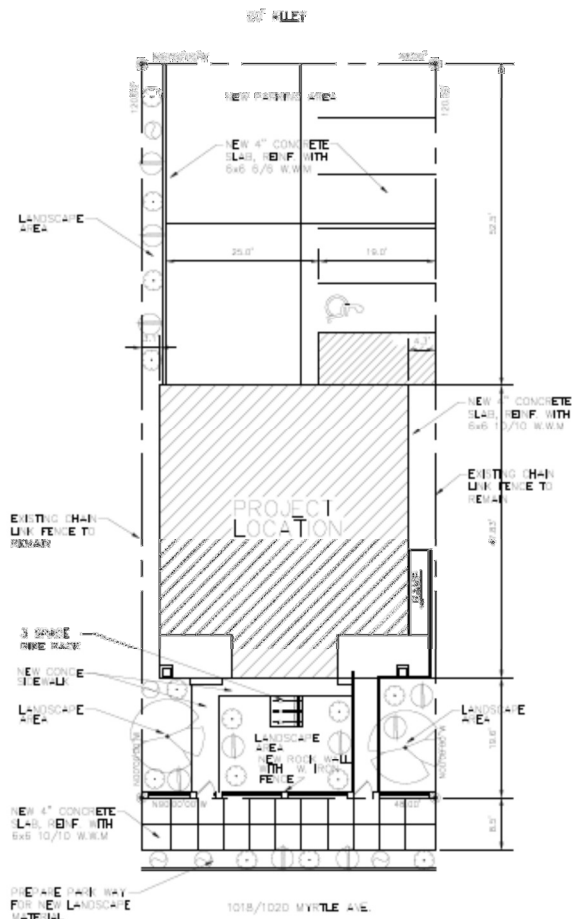
*The modifications are that the brick on the rear façade remain unpainted and that no more than 50% of the front yard be covered with masonry.*

## AERIAL MAP





SITE PLAN



SITE PLAN

Scale: 1"=10.0'

LEGAL DESCRIPTION  
LOT 12, BLOCK 10, PHASE 1, MYRTLE VALLEY ESTATES, EL PASO COUNTY, TEXAS

REVISIONS

REVISIONS

1018/1020 MYRTLE

INTERIOR ALTERATIONS TO

1018/1020 MYRTLE

EL PASO, TEXAS

JLJ DESIGNS

CELL (915) 320-4346

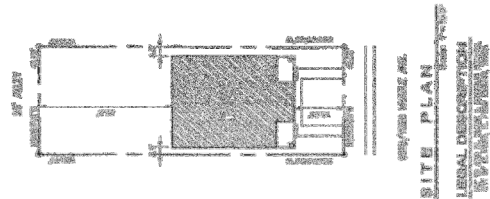
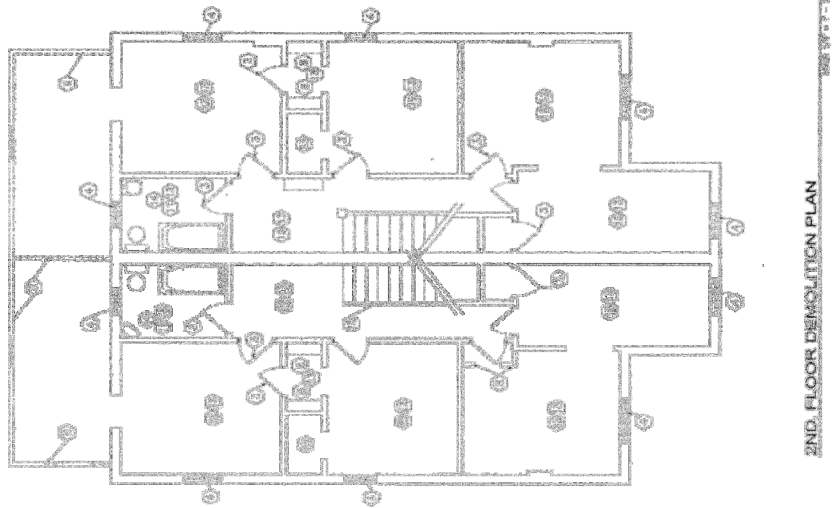
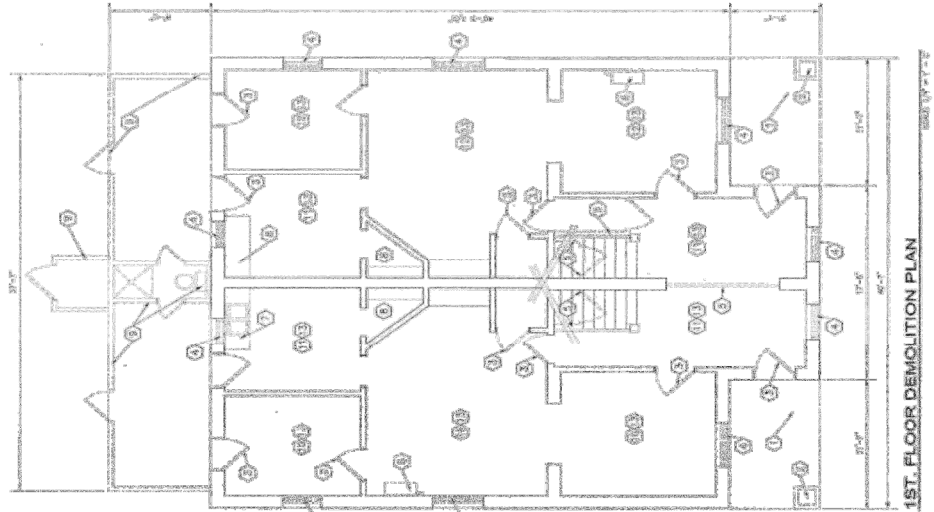
9434 VISCOUNT BLVD, SUITE 148

EL PASO, TEXAS 79925

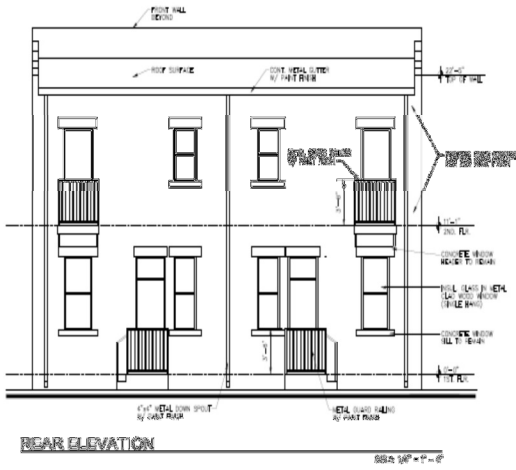
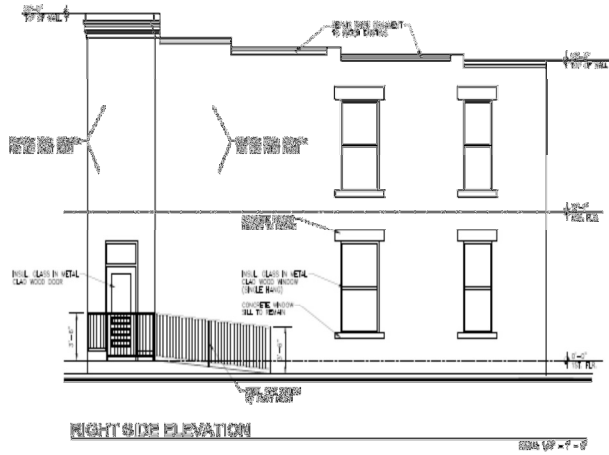
SHEET TITLE

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SHEET 1 OF 1

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## PROPOSED PLANS AND ELEVATIONS

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